

Online Comment

Application H11-0389-20
Location ADDERLEY HOUSE 23 LONDON ROAD LONG SUTTON PE12 9EA
Proposal Renovation and Change of Use from C2 Residential Care Home to C3 to form 10 Self Contained Residential Apartments

Name Angela Doherty
Address Housing Strategy

Date Submitted 17-06-20
For/Against Comments

Should the development be permitted the current policy requires about 25% of the development to be provided as affordable housing to meet district wide housing needs. For this scheme of 10 dwellings that would equate to 2.5. Clearly 0.5 of a dwelling is not practical so using the 'about' in the policy wording 3 affordable dwellings would be sought unless the developer is able to demonstrate otherwise.

The affordable housing should be delivered in accordance with the affordable housing as described in Annex 2 of the National Planning Policy Framework dated February 2019, or any Planning Policy Statement, Guidance Notes or Circulars which may amend, supplement or supersede this.

Policy 18: Affordable Housing of the Local Plan recommends that a tenure split of 70% in favour of Rented and 30% Intermediate housing for sale dwellings will be sought, whilst appreciating that this may vary on a site by site basis due to factors such as viability or affordable housing need. Policy 17: Providing a Mix of Housing in the Local Plan encourages a mix of house types and sizes to meet a range of needs. Through our local intelligence we know that there is little demand locally for affordable sale products in flatted schemes and would on this occasion request that 100% of the affordable provision is provided as Affordable Rent. This should comprise of 2 x 1 bedroom flats and 1 x 2 bedroom flat.

As per Policy 6: Developer Contributions of the Local Plan it would be preferable for the affordable housing to be secured through a s.106 agreement. The s.106 agreement should include an agreed affordable housing scheme detailing the tenure split, property types and sizes, plot numbers, internal floor areas, design standards and the phasing of the affordable housing units.

It would be preferable for the homes to be built to the 'Nationally Described Space Standards'. Ideally the affordable housing should be spread proportionately across the scheme to enable a mixed and sustainable community, however due to the nature of this flatted scheme it would be more appropriate for the affordable housing to be situated together with their own entrances and communal areas to enable a Registered Provider to acquire the freehold of the property.

The developer should also seek to secure a Registered Provider for the affordable dwellings at the earliest opportunity. The Strategic Housing Team can provide a list of RPs with stock in the local area should the developer require this. The RP should be prepared to enter into a Nominations Agreement with the Council to ensure that the rented homes are let to households from the Council's Housing Register.